

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**SITTING AS THE DISTRICT COUNCIL**  
**2016 Legislative Session**

Resolution No. CR-46-2016  
Proposed by Council Member Davis  
Introduced by Council Member Davis  
Co-Sponsors \_\_\_\_\_  
Date of Introduction June 7, 2016

**RESOLUTION**

1 A RESOLUTION concerning

2           The 2013 Largo Town Center Sector Plan and Sectional Map Amendment

3 For the purpose of approving, in accordance with the provisions of the Zoning Ordinance of  
4 Prince George’s County, Maryland, certain minor amendments to the 2013 *Largo Town Center*  
5 *Sector Plan and Sectional Map Amendment* Development District Standards.

6           WHEREAS, on November 12, 2013, the District Council approved the 2013 *Largo Town*  
7 *Center Sector Plan and Sectional Map Amendment*; and

8           WHEREAS, in accordance with the provisions of the Zoning Ordinance of Prince George’s  
9 County, Maryland, the comprehensive zoning proposal approved by the District Council also  
10 approved a D-D-O (Development District Overlay) Zone for the geographic area of the County  
11 included within the plan boundaries of the Largo Town Center; and

12           WHEREAS, as stated within Section 27-548.19 of the Zoning Ordinance, the purpose of  
13 the D-D-O Zone is to ensure that the development of land in the Largo Town Center  
14 development district meets the goals established for the district in the Largo Town Center Sector  
15 Plan and takes advantage of unique opportunities presented by the district; and

16           WHEREAS, in accordance with Section 27-548.24 of the Zoning Ordinance, the District  
17 Council’s 2013 *Largo Town Center Sector Plan and Sectional Map Amendment* approved five  
18 (5) sector plan subareas, including a Transit-Oriented Development Core within the Southwest  
19 Quadrant, as well as four (4) surrounding quadrants to guide development within the Largo  
20 Town Center Development District area; and

21           WHEREAS, within each quadrant, there are certain development standards which replace

1 or modify the development regulations applicable to the underlying zoning classifications  
2 therein; and

3 WHEREAS, the Largo Town Center District Development District standards set forth  
4 Urban Design Criteria prescribing certain minimum building height requirements for the  
5 approval of development proposals within the Transit-Oriented Development (“TOD”) Core, the  
6 Southeast, Northeast, and Northwest Quadrants, and the East Area of the development district;  
7 and

8 WHEREAS, in addition to the text of the Urban Design Criteria set forth with within the  
9 text of the Largo Town Center Development District Standards within Chapter 8 of the Sectional  
10 Map Amendment, the District Council also approved a Building Heights Plan Diagram,  
11 incorporated within the Development District Standards of the Largo Town Center Development  
12 District as Map 31 on page 142 of the Sectional Map Amendment for the Largo Town Center  
13 Development District; and

14 WHEREAS, the District Council finds that, after the approval of the 2013 *Largo Town*  
15 *Center Sector Plan and Sectional Map Amendment* via the District Council’s adoption of CR-  
16 137-2013 and CR-138-2013 on November 12, 2013, a potential discrepancy was discovered  
17 between the specificity of minimum building heights within the quadrants of the Development  
18 District, including the TOD Core; and

19 WHEREAS, in furtherance of realizing the Largo Town Center Development District  
20 vision, the District Council finds that there is a need to initiate a minor amendment to the 2013  
21 Largo Town Center Development District in order to ensure that the specific minimum building  
22 heights prescribed within the Building Heights Plan Diagram in Map 31 on page 142 are  
23 reflected in the plan text and Development District standards within Chapter 8 at page 141 of the  
24 Largo Town Center Development District on page 141; and

25 WHEREAS, Sections 27-548.26 and 27-642 of the Zoning Ordinance establish a process  
26 whereby which the District Council may initiate minor amendments to an approved D-D-O  
27 Zone; and

28 WHEREAS, it is the finding of the District Council that the proposed minor  
29 amendments are authorized by the provisions of Section 27-642, as the foregoing amendments:  
30 (1) advance the goals of an approved development district plan; (2) involve no more than 50% of  
31 the underlying plan area, but are not limited to a single property or property owner; and (3) do

1 not constitute amendment which would require major transportation analysis and/or modeling,  
2 revised water and sewer classifications, or any Adequate Public Facilities analysis; and

3 WHEREAS, in furtherance of realizing the County's vision for the Largo Town Center  
4 Development District, and pursuant to the provisions of Sections 27-548.26 and  
5 27-642 of the Zoning Ordinance, the District Council adopted CR-79-2015 on November 17,  
6 2015, and CR-4-2016 on January 12, 2016, respectively, to initiate a minor amendment process  
7 in accordance with the Zoning Ordinance for preparation of certain minor amendments to the  
8 Largo Town Center Sectional Map Amendment, as follows: (1) to clarify the minimum building  
9 height regulations within the Urban Design Criteria in the development district standards and  
10 Map 31 on page 142 of the Sectional Map Amendment; (2) to clarify certain Signage Design  
11 Criteria for freestanding and monumental signs set forth in the development district standards of  
12 the Sectional Map Amendment; and (3) to refine the district standards for free-standing and  
13 monument signs for consistency with certain industry standards; and

14 WHEREAS, in accordance with the prescriptions of law, the District Council and the  
15 Prince George's County Planning Board conducted a duly advertised joint public hearing on  
16 February 16, 2016, in order to receive public comment into a record of joint public hearing  
17 testimony concerning the proposed minor amendments; and

18 WHEREAS, after the close of the public hearing record, staff prepared a summary of the  
19 hearing testimony in the record for the February 16, 2016, for use by the Planning Board in the  
20 preparation and transmittal of its recommendation on the minor amendment to the District  
21 Council in March, 2016; and

22 WHEREAS, on May 31, 2016, the District Council conducted a public work session to  
23 examine the record of joint public hearing testimony and recommendations of Planning Board  
24 regarding the proposed minor amendments to the 2013 Largo Town Center Development District  
25 standards; and

26 WHEREAS, after a presentation by staff as to the record of public hearing testimony, as  
27 well as questions and discussion by members, the Council voted favorably to direct staff to  
28 prepare a resolution of approval as to the proposed minor amendments, and reflecting the  
29 Council Committee of the Whole direction in its favorable report as to the proposed minor  
30 amendments on May 31, 2016.

1 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George’s  
2 County, Maryland, sitting as the District Council for that part of the Maryland-Washington  
3 Regional District in Prince George’s County, Maryland, that, in accordance with Sections  
4 27-548.26 and 27-642 of the Zoning Ordinance, the following Minor Amendments to the 2013  
5 *Largo Town Center Sector Plan and Sectional Map Amendment* be and are same is hereby  
6 approved:

7 **MINOR AMENDMENT 1:**

8 Amend the development district standards and sector plan text to clarify that the minimum  
9 building height standards recited within the Urban Design Criteria for the TOD Core shall be a  
10 minimum of six (6) stories, and that the plan text addressing the Southeast, Northeast, and  
11 Northwest Quadrants reflect the minimum building height requirements set forth in the Building  
12 Heights Plan Diagram in Map 31, “Building Heights,” on page 142 of the Largo Town Center  
13 Development District, to incorporate a new Building Heights diagram as Map 31.1 within the  
14 2013 *Largo Town Center Sector Plan and Sectional Map Amendment* for the five subareas of the  
15 development district with street grid, that is color-coded in order to clarify the specific minimum  
16 building height requirements, by parcel, as it pertains to the 2013 *Largo Town Center Sector  
17 Plan and Sectional Map Amendment* approved the District Council via adoption of CR-137-2013  
18 and CR-138-2013 on November 12, 2013; and that the Planning Department staff of the  
19 Maryland-National Capital Park and Planning Commission correct any and all other potential  
20 inconsistencies in the plan text in order to reflect the minimum height requirements within Map  
21 31, approved as reflected in Attachment A, attached hereto and incorporated as set forth fully  
22 within this Resolution.

23 **MINOR AMENDMENT 2:**

24 Amend the development district standards and sector plan text by deleting bullet “a” within  
25 Exemption 8 on page 129, as follows:

26 [a. Changes in ownership of a certified nonconforming use or a use that was lawful or could be  
27 certified as a legal nonconforming use on the date of the SMA approval shall be permitted  
28 subject to the provisions of Section 27-241.]  
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**MINOR AMENDMENT 3:**

Amend General Provision 2, pages 170 and 173-74, to read as follows:

“Except as provided for under Free-Standing and Monumental Signs, [A] all new signs shall be attached to the façade. ...”

BE IT FURTHER RESOLVED that the Clerk of the Council shall transmit a copy of this Resolution to the Prince George’s County Planning Board of The Maryland-National Capital Park and Planning Commission in accordance with procedural requirements of Sections 27-548.26 and 27-642 of the Zoning Ordinance.

Adopted this 7<sup>th</sup> day of June , 2016.

COUNTY COUNCIL OF PRINCE GEORGE’S  
COUNTY, MARYLAND, SITTING AS THE  
DISTRICT COUNCIL FOR THAT PART OF  
THE MARYLAND-WASHINGTON REGIONAL  
DISTRICT IN PRINCE GEORGE’S COUNTY,  
MARYLAND

BY: \_\_\_\_\_  
Derrick Leon Davis  
Chairman

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council